



MISSOURI Land & Farm

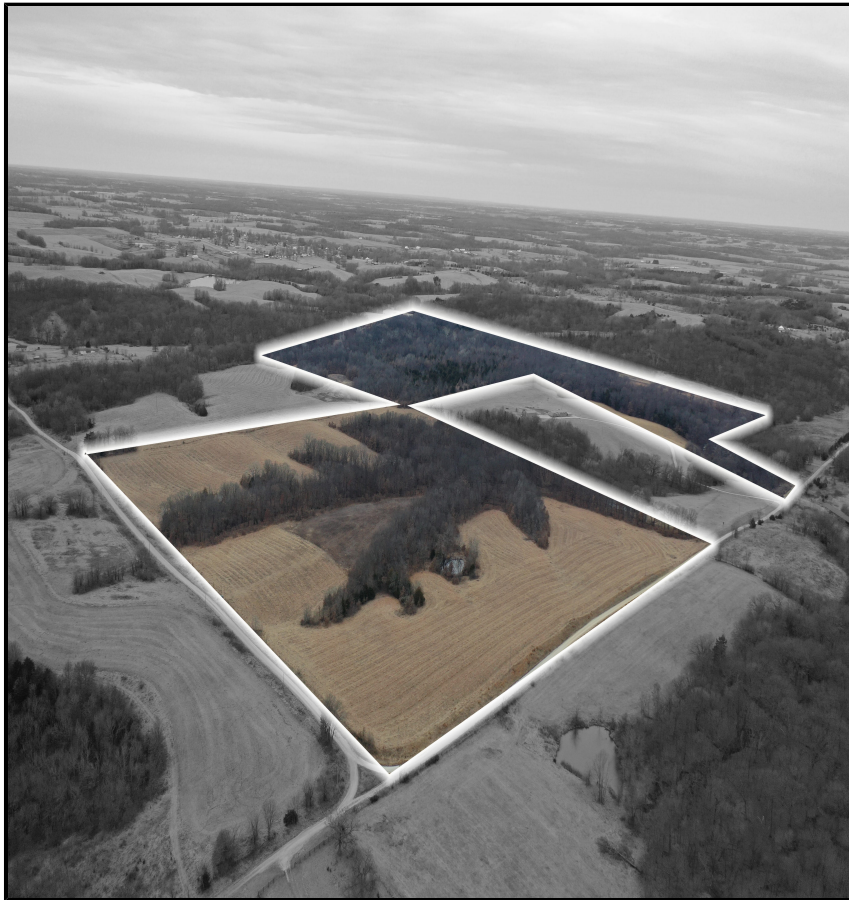
www.missourilandandfarm.com • Office: 660-258-3185 • Fax: 660-258-2082

94 Acres Hunting and Income

Falk Rd, Purdin Mo

Linn

\$539,000



CONTACT:

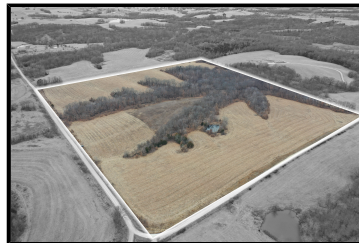


TAMMY AMER

Sales

660-734-2029

tamer@missourilandandfarm.com



94 Acres – Hunting, Income & Seclusion in Linn County, Missouri

Discover the perfect blend of recreation and return on this **94 surveyed acres** featuring **52 acres of hunting timber** and **32 acres enrolled in CRP**, paying **\$147 per acre through 2032**. Whether you're looking for a weekend retreat, a long-term investment, or a place to build your dream cabin, this property checks every box.

Property Highlights

- **94 surveyed acres** across two parcels
- **52 acres of prime timber** offering excellent deer and turkey hunting
- **32 acres of CRP income** locked in at \$147/acre until 2032
- **Two ponds** providing water sources for wildlife
- **Road access to both parcels**
- **33ft easement** connecting the two tracts for easy movement
- **Ideal cabin or shed site** with privacy and views
- Located in **Linn County, near Purdin Missouri**

This is a rare opportunity to own a property that pays you back while offering exceptional outdoor recreation. The mix of hunting, income, and seclusion makes it a standout in today's market.

For full details or to schedule a showing, **call Tammy Amer at 660-734-2029**.



All Measurements are For FSA Programs Only

Linn Co. FSA

1:4,040



Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps)

C=Corn-YEL-GR SB=Soybean-COM-GR
 SRW=Wheat-SRW-GR Milo=Sorgh-GRS-GR
 FG=grass or mixfg-fg CCC=covrc-cereals
 ALF-alfalfa-fg GZ=grass or mixfg-gz
 F=failed PP=prevent plant
 DC=double crop LS=left standing
 All fields are NI non-irrigated*
 *Unless notated on Map

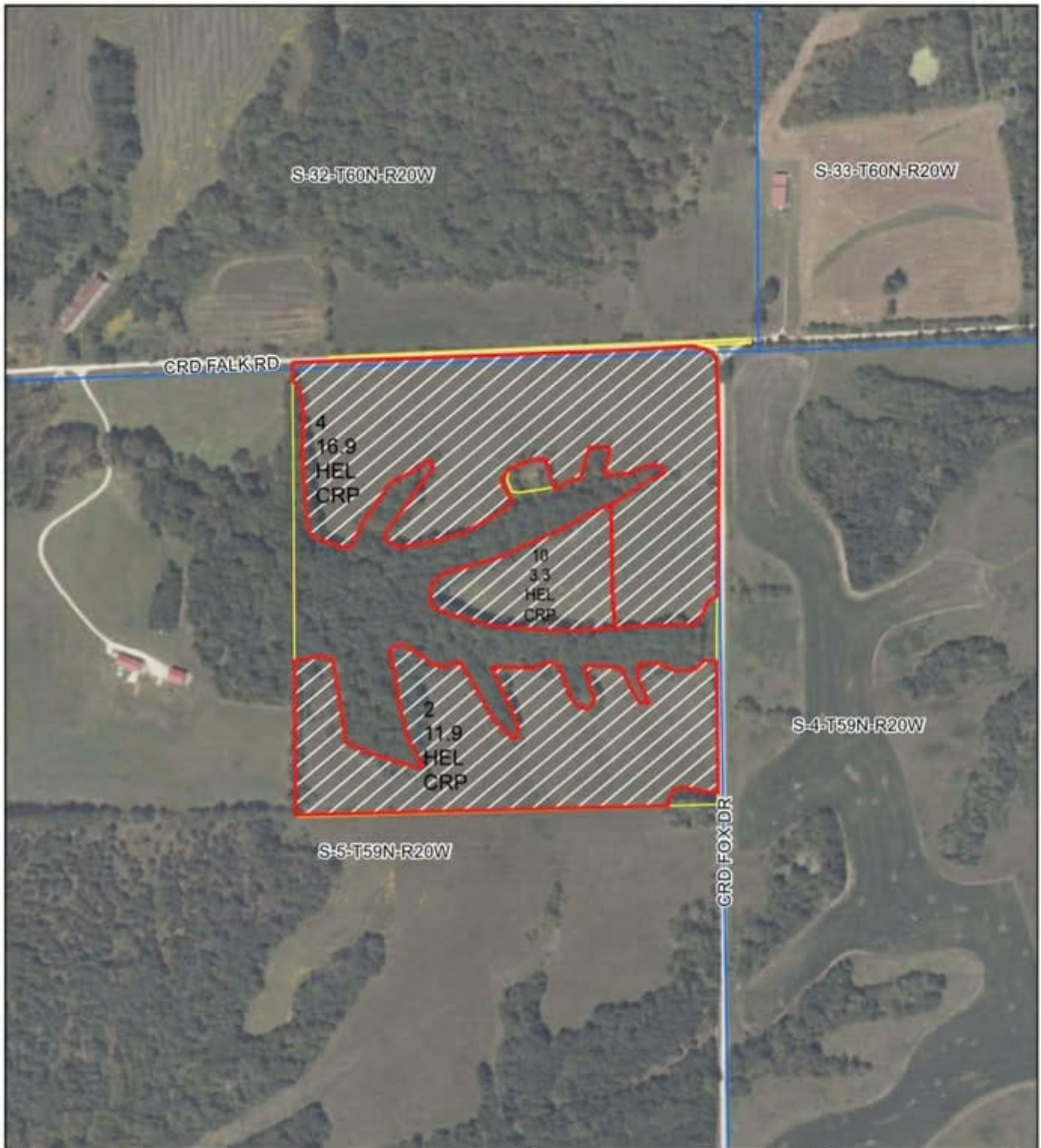
Program Year: 2026

Created: 1/2/2026

Flown: 9/4/2024

- clu
- crp
- plss

Farm 4660
 Tract 3326



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Linn Co. FSA

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1:4,800

Program Year: 2026

Created: 1/2/2026

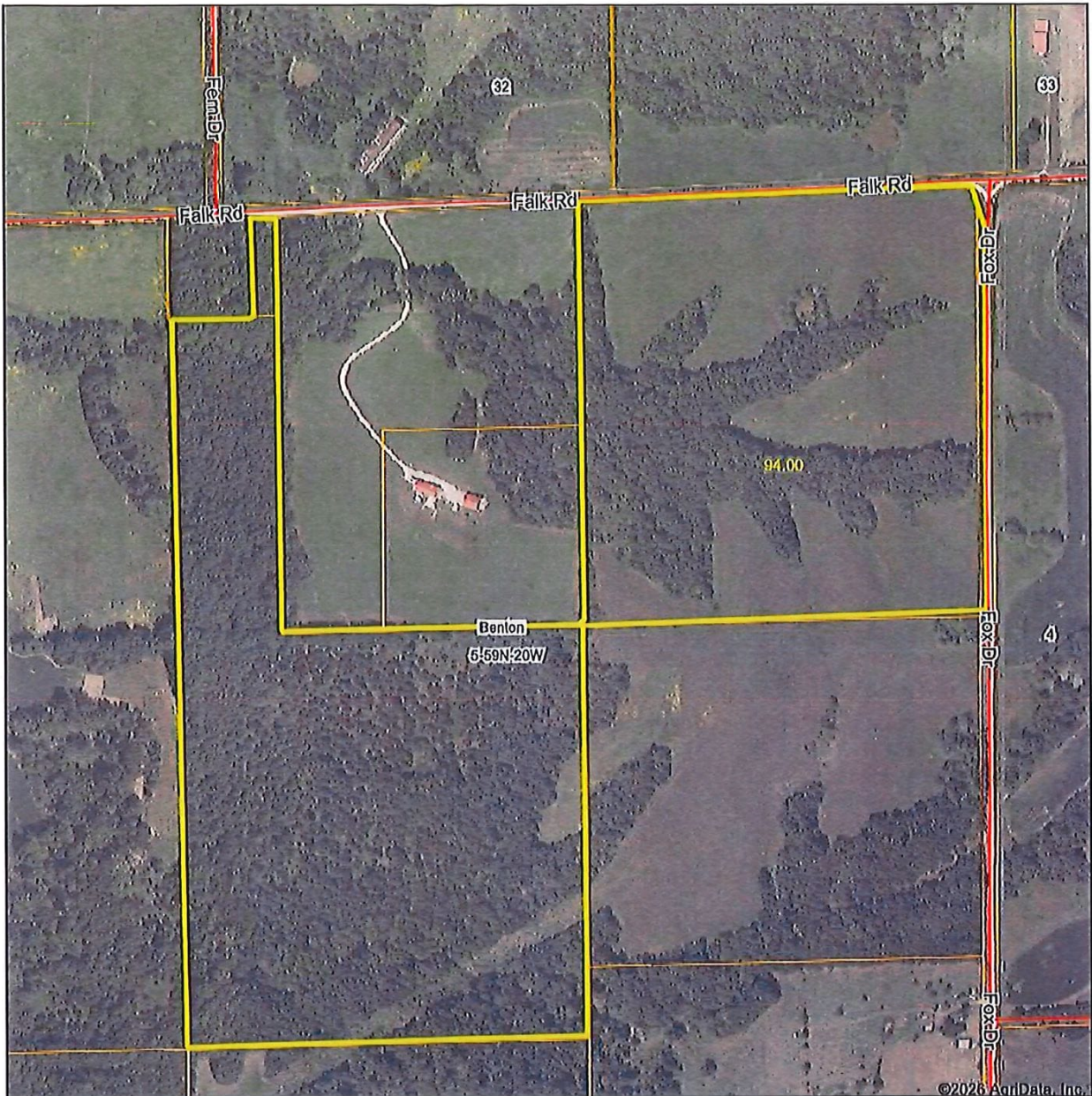
Flown: 9/4/2024

- clu
- crp
- plss

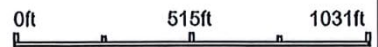
Farm 3692
Tract 3327



Aerial Map



Boundary Center: 39° 58' 2.38, -93° 9' 21.69



5-59N-20W
Linn County
Missouri

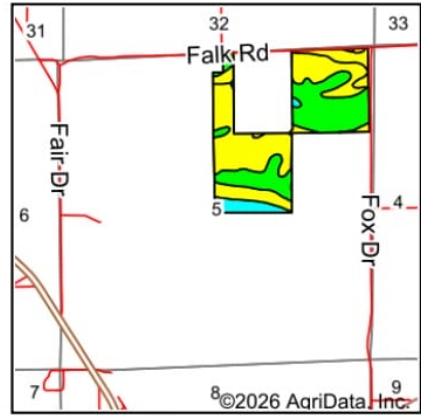
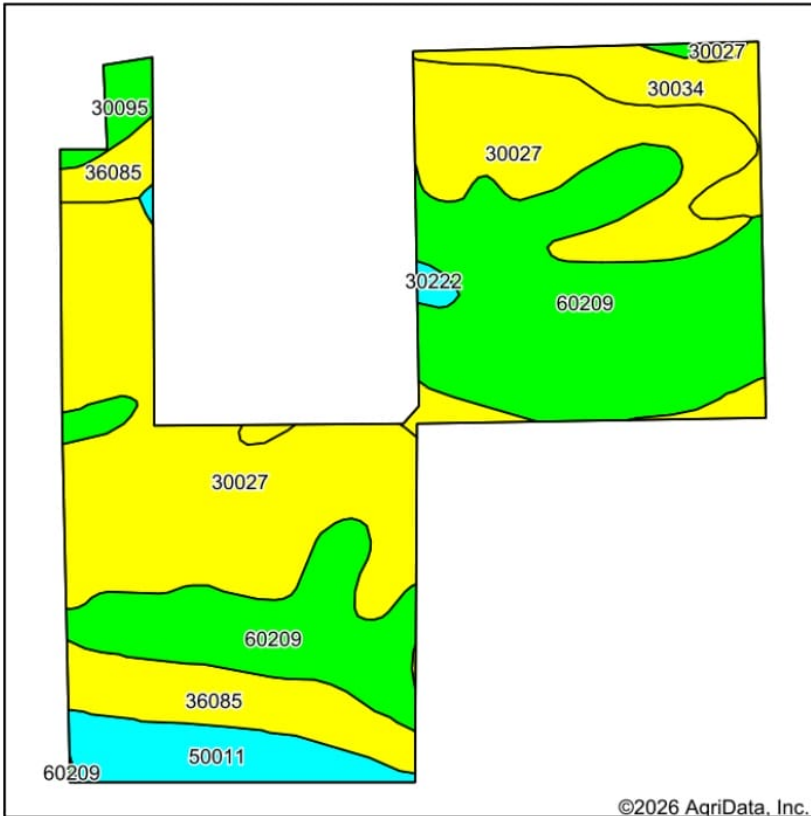


Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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2/12/2026

Soils Map



State: **Missouri**
 County: **Linn**
 Location: **5-59N-20W**
 Township: **Benton**
 Acres: **95.04**
 Date: **2/24/2026**



Soils data provided by USDA and NRCS.

Area Symbol: MO115, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Caucasian bluestem Tons	Common bermudagrass Tons	Orchardgrass red clover Tons	Tall fescue AUM	Tall fescue Tons	Warm season grasses Tons	*n NCCPI Soybeans
30027	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	37.95	39.8%		IIIe								41
60209	Purdin loam, 9 to 14 percent slopes, eroded	34.25	36.0%		IVe	5	7	6	7	6	6	7	51
36085	Landes loam, 1 to 3 percent slopes, frequently flooded	8.33	8.8%		IIIw	5	8	8	7	7	7	9	54
30034	Armstrong loam, 2 to 5 percent slopes, eroded	7.00	7.4%		IIIe	5	8	7	8	7	7	8	50
50011	Winnegan loam, 20 to 35 percent slopes	5.56	5.9%		VIe	5	7	6	7	6	6	7	10

Soils data provided by USDA and NRCS.



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30095	Keswick clay loam, 5 to 9 percent slopes, eroded	1.39	1.5%		IVe	4	7	6	7	6	6	7	42
30222	Winnegan clay loam, 14 to 20 percent slopes, eroded	0.56	0.6%		VIe	5	7	6	7	6	6	7	46
Weighted Average					3.57	3	4.4	3.9	4.3	3.8	3.8	4.5	*n 44.6

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method